

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT
for November 26, 2003 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #3426

PROPOSAL: From H-1, Interstate Commercial to H-3, Highway Commercial.

LOCATION: NW 12th and W. Bond Streets.

LAND AREA: 4.2 acres, more or less.

CONCLUSION: In conformance with the Comprehensive Plan.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1 and 2, Union Pacific 6th Addition.

EXISTING ZONING: H-1, Interstate Commercial.

EXISTING LAND USE: Hotel and undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Hotel	H-3, Highway Commercial
South:	Hotel	H-3
East:	Warehouse, offices	I-2, Industrial Park
West:	Fast food restaurant	H-1, Interstate Commercial

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan indicates this area as Commercial (F-25).

"Each area designated as commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan" (F-22).

"Strip commercial development is discouraged. Commerce centers should not develop in a linear strip along a roadway nor be completely auto oriented" (F-41).

HISTORY: The lot to the east of this area was changed from H-1, Interstate Commercial to I-2, Industrial Park in 1995.

The area was changed from M, Restricted Industrial and H-S, Highway Service to I-2, Industrial Park and H-1, Interstate Commercial during the 1979 zoning update.

The area was changed from AA, Rural and Public Use to M, Restricted Industrial and H-S, Highway Service in July 1968.

TRAFFIC ANALYSIS: NW 12th Street is classified as an Urban Minor Arterial street, W. Bond Street is classified as a local road. An access road exists for the Interstate off-ramp.

ANALYSIS:

1. This is a request to change the zoning on two lots from H-1, Interstate Commercial to H-3, Highway Commercial. The H-1 district is intended to serve interstate functions such as hotels, gas stations and restaurants. The H-3 district allows a greater variety of uses such as warehouses, retail, recreational facilities, etc.
2. The applicant indicates the purpose of the request is to allow a wider variety of uses, such as recreational uses, which is their primary focus. Specifically, the applicant intends to use a portion of the area for fenced sand volleyball courts for a future league.
3. The applicant initial request was only for the lot upon which the hotel is currently located. The Planning Department inquired as to whether or not the applicant would be interested in expanding the request to include their property to the east.
4. There is H-3 zoning to the west, north and south of this property.
5. There have been several requests in the last couple of years to change H-1 zoned areas to H-3. Due to the adjacent H-3 zoning and Comprehensive Plan land use designation, the Planning Department recommends approval.
6. Hotels are permitted conditional uses in the H-3 district. The Building and Safety Department has reviewed the application and determined that the existing hotel meets all conditions in the H-3 district.
7. The H-3 zoning district has a greater front yard setback, allows a greater variety of uses and more lenient signage requirements.

Prepared by:

Becky Horner
Planner

DATE: November 12, 2003

APPLICANT: Albert L. Lambert
600 N. Cotner Boulevard, Suite 105
Lincoln, NE 68505
(402)466-6688

OWNER: Lambert Investments #2 LLC
1101 W. Bond Street
Lincoln, NE 68521
(402)475-4971

CONTACT: Same

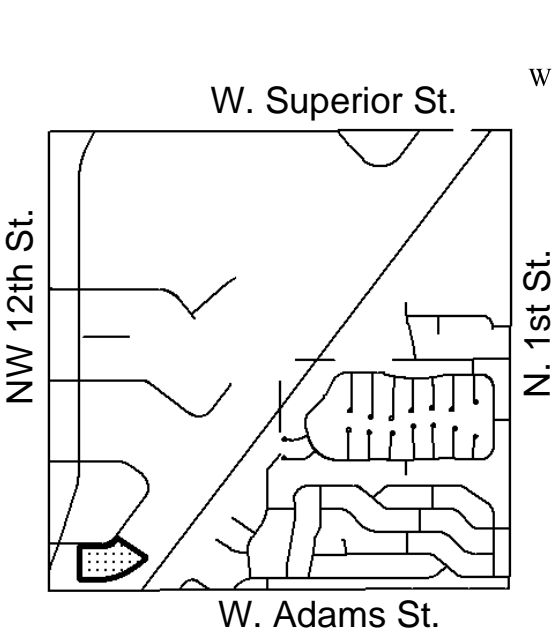
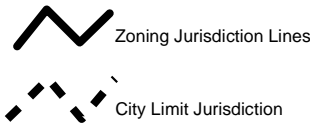


Change of Zone #3426 **1101 N. Bond St.**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 10 T10N R6E



LAMBERT INVESTMENTS

GATEWAY PROFESSIONAL MANAGEMENT

600 N. Cotner Blvd. Suite 105

Lincoln, NE 68505

Telephone (402)466-6688

Fax (402)466-6685

E-Mail al00727@navix.net

October 8, 2003

City of Lincoln
Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Dear Planning Department,

This letter is a request for approval to change our existing zone at the Ramada Inn Airport, which is located at 1101 West Bond Street. Our existing Zone is H-1, which is the Interstate Commercial District. We would like to change it to Zone H-3, Highway Commercial District. The reason for this is because the H-3 Zone allows a wider variety of uses, such as Recreational Uses, which is our primary focus.

I was told the change of zone is consistent with the H-3 zone near the surrounding area of the Ramada. If this request is granted, we would use the "Recreational Uses" to our benefit by adding four fenced in sand volleyball courts. We would like to start a sand volleyball league in order to get more people out to our hotel and restaurant.

Also enclosed is the zoning application form, the legal description of the property, and the application fee of \$740. If you have any further questions, or need any additional information, please feel free to give me a call at (402) 466-6688. Thank you so much for your time and help on this matter.

Sincerely,



Jamie Nedderniep

Enclosures

- Zoning Application (1 Page)
- Legal Description (2 Pages)
- Application Fee (1 Check)



Terry A Kathe

To: Rebecca D Horner/Notes@Notes

cc:

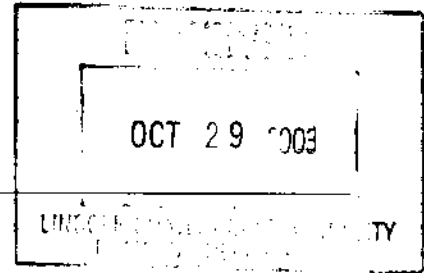
10/28/2003 12:15 PM

Subject: CZ 3426

The hotel will meet all conditions in H-3.

TK

Memorandum



To: Becky Horner, Planning Department

From: Charles W. Baker, Public Works and Utilities *CB*

Subject: Lambert Investments Change of Zone #3426

Date: October 29, 2003

cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for a Change of Zone for Lambert Investments at Ramada Inn, 1101 West Bond. Public Works has no objections.

Richard J Furasek

To: Rebecca D Horner/Notes@Notes

10/27/2003 11:48 AM

cc:

Subject: Lambert Inc. CZ 1101 W. Bond

We have no objections to this change of zone.

Richard J. Furasek

Assistant Chief Operations

Lincoln Fire & Rescue

1801 Q Street

Lincoln Ne. 68508

Office 402-441-8354

Fax 402-441-8292